



LOWER CEMETERY LODGE, BAYHAM ROAD

TUNBRIDGE WELLS - GUIDE PRICE £795,000 - £810,000



Lower Cemetery Lodge

Bayham Road,
Tunbridge Wells, TN2 5HX

A unique three bedroom detached gatehouse situated on the rural outskirts of Royal Tunbridge Wells.

**Entrance Hall - Sitting Room With Fireplace & Log Burner -
Separate Dining Room/Bedroom 3 With En-Suite
Cloakroom/Shower Room - Kitchen/Dining Room With Gas
Fired Rayburn - Separate Utility Area - First Floor Landing - Two
Large Double Bedrooms - Generous Bathroom - Comprehensive
Range Of Period Features Including Internal Stone Walls -
Wonderful Leaded Light Stained Glass Windows & Arched
Shaped Period Front Door - Gas Central Heating Via Radiators -
Wonderfully Maintained Private Gardens - Electric Double
Gates Leading To Shingled Driveway & Parking Area - No
Forward Chain**

This very desirable Lodge was constructed during the late 1800's using attractive Sandstone matching the Chapel that was built during the same period. The Lodge was originally one of two gatehouses to the cemetery and with the advantage of not being listed it has now become a wonderful three bedroom detached period home, host to a wide range of unique and interesting features such as internal stone walls, pine doors, oak lintels and staircase and stained glass windows, including one with the Tunbridge Wells Armorial. The sitting room has an attractive fireplace with log burner and windows fitted with internal shutters. The kitchen/dining room has a bespoke range of fitted units along with a gas fired Rayburn used for both cooking and providing the central heating. There is space for a central table and access to a useful utility space with French doors to the rear garden. The versatile ground floor layout allows the second reception room to be used as either a dining room or third bedroom, as it has access to an en-suite shower/cloakroom. The oak staircase leads from the entrance hall up to a first floor landing where you will find the stained glass window with Tunbridge Wells Armorial and gives access to two good sized double bedrooms as well as a generous bathroom with white suite. The extremely private and well tended gardens surround the Lodge with electric double gates giving access onto a spacious driveway providing parking for several vehicles. This Lodge has been the home for the current vendor for the past 19 years and is best described as a very special place to live surrounded by nature and countryside and yet only a couple of miles from the centre of Royal Tunbridge Wells and easy access to Bells Yew Green Station with its local village pub. As this is such a special property rarely becoming available we have no hesitation in recommending interested applicants view without delay.



The accommodation comprises. Arched shaped oak entrance door to:

ENTRANCE HALL:

Tiled floor, double radiator, window to rear, power points, telephone point, central heating thermostat, coat hanging space, wall lighting, attractive exposed stonework.

SITTING ROOM:

Tiled floor, double radiator, power points. Attractive stone fireplace and hearth with cast iron log burner. Bespoke built-in cupboards and shelving to both alcoves. Stained glass leaded light windows to front and side with fitted internal shutters.

KITCHEN/DINING ROOM:

Fitted with a range of bespoke wall and base units with wood block worktops incorporating an internal knife block. Deep Butler style sink and drainer with mixer tap. Integrated dishwasher, fridge and freezer. Gas fired Rayburn for both cooking and central heating. Tiled floor, power points, downlighting. Exposed stonework. Leaded light stained glass window to front. Utility area with space for washing machine and tumble dryer. Partially exposed ceiling timbers. Double glazed French doors to garden.

DINING ROOM/BEDROOM 3:

Tiled floor, ceiling downlights, power points, double radiator, telephone point. Focal point fireplace. Leaded light stained glass windows to rear. Door to:

SHOWER ROOM:

White suite comprising of a low level WC, corner shower cubicle with plumbed in shower, wall mounted wash hand basin with mixer tap. Heated towel rail/radiator, shaver point, ceiling downlighting. Window to side with plantation style shutters and leaded light stained glass window to rear.

Stairs from entrance hall to **FIRST FLOOR LANDING:**

Stained glass window to rear, power points, ceiling downlights, exposed stonework, access to loft space.

BEDROOM 1:

Double radiator, power points, exposed stonework, two built-in double wardrobes. Leaded light window to side.

BEDROOM 2:

Double radiator, access to loft, exposed stonework and chimney breast, access to loft space. Leaded light window to front with far reaching views over fields.

BATHROOM:

White suite comprising of a low level WC, slipper bath on ball and claw feet with mixer tap, suspended wash hand basin with mixer tap over, recessed shower cubicle with plumbed in shower. Wall and floor tiling, heated towel rail/radiator, built-in cupboard, airing cupboard with large hot water tank with immersion heater, access to loft. Stained glass window to rear.

OUTSIDE REAR:

A large paved patio area leads to a level garden laid in two lawns with central pathway, timber Summerhouse, raised vegetable garden, outside power and tap. Slated covered area to side with gate giving access to front. Stone pathway to the rear of the property leads to a large garden shed and further gate giving access to front. The garden is completed private enclosed by mature trees and hedging.



OUTSIDE FRONT:

Electric double wooden entrance gates give access onto a shingle driveway and parking area which leads to the property's entrance and provides off road parking for several vehicles.

SITUATION:

The property is situated on the rural outskirts of Royal Tunbridge Wells with the main town centre becoming famous in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants, whilst the rest of the town also includes High Street stores, a variety of restaurants and independents shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London in under an hour. Additional entertainment facilities include a nine screen Odeon Cinema, the Trinity Theatre, the well respected Assembly Theatre and exhibitions in the Amelia Scott Cultural Centre. Additional sports clubs offer cricket, football, rugby and tennis and there is also the indoor Sports & Tennis Centre as well as a swimming pool. With regards to education there are a number of primary and secondary schools rated outstanding by Ofsted including St. James and St. Peters C of E primary schools and the Bennett Memorial school, the St. Georges catholic school, Skinners and Tunbridge Wells Girls Grammar School secondary schools, whilst the nearest primary is Claremont and this has been judged outstanding in various categories. You will also find excellent private schools in the area including Rose Hill, The Mead, Holmewood House and Beech Wood prep and secondary schools.

TENURE:

Freehold

COUNCIL TAX BAND:

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



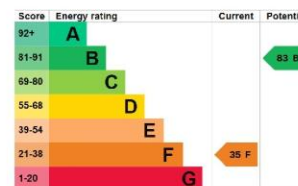
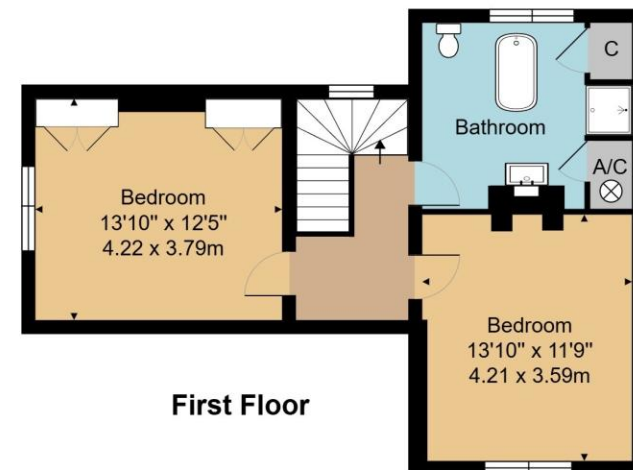
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area 1236 ft² ... 114.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.